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## FLEXIBLE OFFICE SPACE SOLD AT ABSOLUTE AUCTION!

7754 COBBLESPRINGS DRIVE, AVON, IN 46123-8664

SALE

OFFICE



### BUILDING SIZE

± 9,728 SF

### LOT SIZE

± 0.81 ACRES

### ZONING

SC

Located near Rockville Road (US-36) & Dan Jones Road in Avon, this Class B-quality office building will be sold at ABSOLUTE auction! This flexible property is suitable for use types similar to medical, health-oriented, religious-centered, and many other professional services, and presents a terrific opportunity for exposure along a U.S. highway with the area's strongest gathering of amenities. Do not wait too long--this property will be sold to the highest bidder, regardless of price!

in #growIndiana

### MITCH DONER

Vice President & Co-Director of Asset Resolutions

☎ 317.663.6545

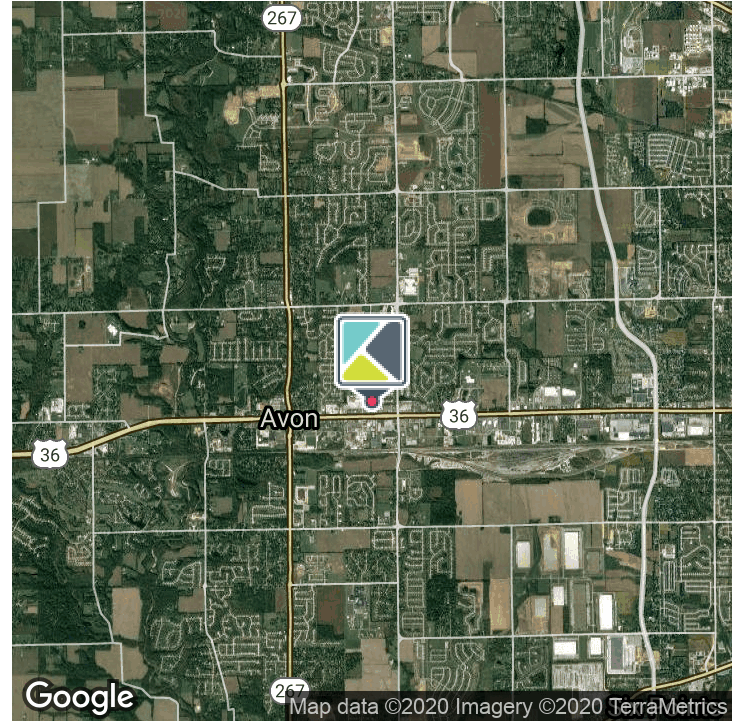
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## OFFERING SUMMARY

|                |  |
|----------------|--|
| Building Size: | ± 9,728 SF                               |
| Lot Size:      | ± 0.81 Acres                             |
| Zoning:        | SC (Shopping Center Commercial District) |
| Year Built:    | 1996                                     |
| Utilities:     | All Public Utilities                     |
| Annual Taxes:  | \$25,460.60                              |
| Frontage:      | ± 210 Feet                               |
| Market:        | Indianapolis                             |
| Submarket:     | Avon                                     |
| Traffic Count: | 33,553                                   |

## PROPERTY OVERVIEW

Located near Rockville Road (US-36) & Dan Jones Road in Avon, this Class B-quality office building will be sold at ABSOLUTE auction! This flexible property is suitable for use types similar to medical, health-oriented, religious-centered, and many other professional services, and presents a terrific opportunity for exposure along a U.S. highway with the area's strongest gathering of amenities. Do not wait too long--this property will be sold to the highest bidder, regardless of price!

## PROPERTY HIGHLIGHTS

- Asphalt-Paved Parking Lot with (23) Striped Spaces
- Ground-Mounted Signage
- (5) Offices, (6) Large Multi-Purpose Rooms, and (10) Restrooms
- Will be sold at ABSOLUTE auction--regardless of high bid price!
- **ON-SITE REAL ESTATE PREVIEW: TUE • OCT 27 • 11 AM - 2 PM**
- **ON-SITE REAL ESTATE AUCTION: TUE • NOV 17 • 11 AM**

in     #growIndiana

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 Indiana's largest locally-owned and independent CRE firm.

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

**WE HAVE MOVED**

9000 Keystone Crossing, Suite 850  
 Indianapolis, IN 46240  
 317.663.6000

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| ± 9,728 SF OFFICE BUILDING  |   |
|-----------------------------|---|
| <b>Address</b>              | 7754 CobbleSprings Drive, Avon, IN 46123-8664   |
| <b>Zoning</b>               | SC (Shopping Center Commercial District) (Within the Town of Avon's US-36 Buffer Zone )   |
| <b>Tax Parcel Number(s)</b> | 32-10-02-480-001.000-031  |
| <b>Building Size(s)</b>     | ± 9,728 SF GBA (Generally 133' Wide x 67' Deep) (± 8,349 USF on First Floor, ± 1,379 USF on Second Floor) (Second Floor USF is Not Likely to Be Granted Legal Occupancy, Due to Restrictive Access) (Does Not Include ± 1,147 SF Drive-Up Shelter Canopy at Building Entry)   |
| <b>Lot Size(s)</b>          | ± 0.81111 Acres (± 35,332 SF; 162.12' Wide on North Side x 210.05' Wide on East Side x 174.76' Wide on South Side x 209.69' Wide on West Side)  |
| <b>Building Style(s)</b>    | (1) Single-Story Office Building with Partial Mezzanine   |
| <b>Construction Type(s)</b> | Exterior Walls - Masonry-Style Brick with Concrete Tile and Ceramic Wall Tile Accents; Interior Walls - Stick-Built with Mix of Drywall (Painted), Wood Paneling (Painted), Ceramic Tile Backsplash, and Laminate Tile Backsplash; Framing - Wood Frame Construction; Flooring - Mix of Ceramic Tile, Commercial-Grade Carpet, and Laminate Wood Flooring; Ceilings - Mix of Flat and Vaulted Drywall (Painted) Ceilings and Acoustical Drop Ceiling Tile |
| <b>Foundation</b>           | Concrete Slab-on-Grade  |
| <b>Site Characteristics</b> | Mostly Rectangular in Shape, Generally Level  |
| <b>Frontage</b>             | 210.05 Feet on CobbleSprings Drive  |
| <b>Roof Type(s)</b>         | Slightly-Pitched Asphalt-Shingled (3-Tab) Hip Roof with Wood Roof Deck, Rafters, and Joists   |
| <b>HVAC Type(s)</b>         | Mix of Natural Gas-Forced Heat and Central Air Conditioning   |
| <b>Ceiling Height(s)</b>    | First Floor: Clear/Eave Heights - 8' 11" to 11' 2", Peak Heights - 14' 7" to 19' 11"; Second Floor - Clear/Eave Heights - 7' 7", Peak Heights - 9' 9"   |
| <b>Utilities</b>            | All Public Utilities  |
| <b>Year(s) Built</b>        | 1996  |
| <b>Township</b>             | Washington  |
| <b>Assessed Value</b>       | \$883,000.00 (2020)   |
| <b>Annual Taxes</b>         | \$25,460.60 (2019 Payable 2020)   |

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| Additional Information  |
|---|
| Asphalt-Paved Parking Lot with (23) Striped Spaces ((21) Standard Spaces and (2) Handicap Spaces)   |
| (10) Entrances/Exits to the Building ((1) on North Side, (1) on East Side, (2) on South Side, and (6) on West Side)   |
| (2) Curb Cuts ((2) from CobbleSprings Drive)  |
| (1) Ground-Mounted Tenant Sign  |
| (1) Bryant Natural Gas-Forced Air Furnace (Model #: 912SC48100S21A-A; Serial #: 4316A60891; Manufactured: 10/2016; Power: Single-Phase, 115-Volt, 60-Hertz) with Bryant Upflow Indoor Evaporator Coil (Model #: CNPVP3621ALAAAAA; Serial #: 1916X22275; Manufactured: 05/2016) with Space-Gard High-Efficiency Air Cleaner (Model #: 2200)            |
| (1) American Standard/Trane Freedom 90 Natural Gas-Forced Air Furnace (Model #: AUX100C948A1; Serial #: K18510967; Manufactured: 05/1995; Power: Single-Phase, 115-Volt, 60-Hertz) with American Standard/Trane Upflow Indoor Evaporator Coil (Model #: TXC043C4HPB1; Serial #: K07764952) and Space-Gard High-Efficiency Air Cleaner (Model #: 2200) |
| (1) American Standard/Trane Freedom 90 Natural Gas-Forced Air Furnace (Model #: AUX100C948A1; Serial #: K18516343; Manufactured: 05/1995; Power: Single-Phase, 115-Volt, 60-Hertz) with Lennox Upflow Indoor Evaporator Coil (Model #: CX34-44/48C-6F-1; Serial #: 6009B19094) and Space-Gard High-Efficiency Air Cleaner (Model #: 2200)             |
| (1) American Standard/Trane Freedom 90 Natural Gas-Forced Air Furnace (Model #: AUX100C960B0; Serial #: K303N647Gi; Manufactured: 07/1995; Power: Single-Phase, 115-Volt, 60-Hertz) with Lennox Upflow Indoor Evaporator Coil (Model #: CX34-62D-6F-1; Serial #: 6007A16259) and Space-Gard High-Efficiency Air Cleaner (Model #: 2200)               |
| (1) Lennox Ground-Mounted 3-Ton (13 SEER) Elite Series Heat Pump (Model #: XP13-036-230-04; Serial #: 5809B07693; Power: Single-Phase, 208-/230-Volt, 60-Hertz)   |
| (1) Lennox Ground-Mounted 5-Ton (13 SEER) Merit Series Heat Pump (Model #: XP13-060-230-04; Serial #: 5808H17604; Power: Single-Phase, 208-/230-Volt, 60-Hertz)   |
| (1) American Standard Allegiance 12 (12 SEER) Ground-Mounted Condensing Unit (Model #: 7A2042A100A0; Serial #: K332J54CF; Manufactured: 08/1995; Power: Single-Phase, 200-/230-Volt, 60-  |
| (1) Bryant Ground-Mounted (Model #: 113ANA036-H; Serial #: 2816E03507; Manufactured: 07/2016; Power: Single-Phase, 208-/230-Volt, 60-Hertz)   |
| (2) NuTone 6-Gallon, 12.6-Amp (584 Air Watts) Built-In Central Vacuum Systems (with Filtered Bagged System) (Model #: CV-450W)  |
| (1) Rheem Classic Series Professional 50-Gallon Natural Gas Water Heater (Model #: PROG50-38N RH60; Serial #: Q521714161; Manufactured: 12/26/2017)   |
| (1) Bradford White Energy Saver 30-Gallon Electric Under-Counter (Lowboy) Water Heater (Model #: M230U6SS2; Serial #: BB5903686)  |
| (2) Single-Phase, 3-Wire (200-Amp, 208Y/120-Volt) Main Panels   |
| Wired for Telecommunications  |
| Integrated Honeywell Security Alarm System with DSC PC1550 Zone Monitoring System   |
| (2) Sets of Men's & Women's Restrooms on First Floor, (7) Unisex Restrooms (Handicap-Accessible) on First Floor, and (1) Unisex Restroom (Handicap-Accessible) on Second Floor  |
| Wood Ceiling Trim Featured Throughout   |
| Mix of Wood Floor Trim and Vinyl Floor Trim   |
| Mix of Incandescent Lighting & Fluorescent Lighting (Suspended Fixtures & Recessed Fixtures)  |

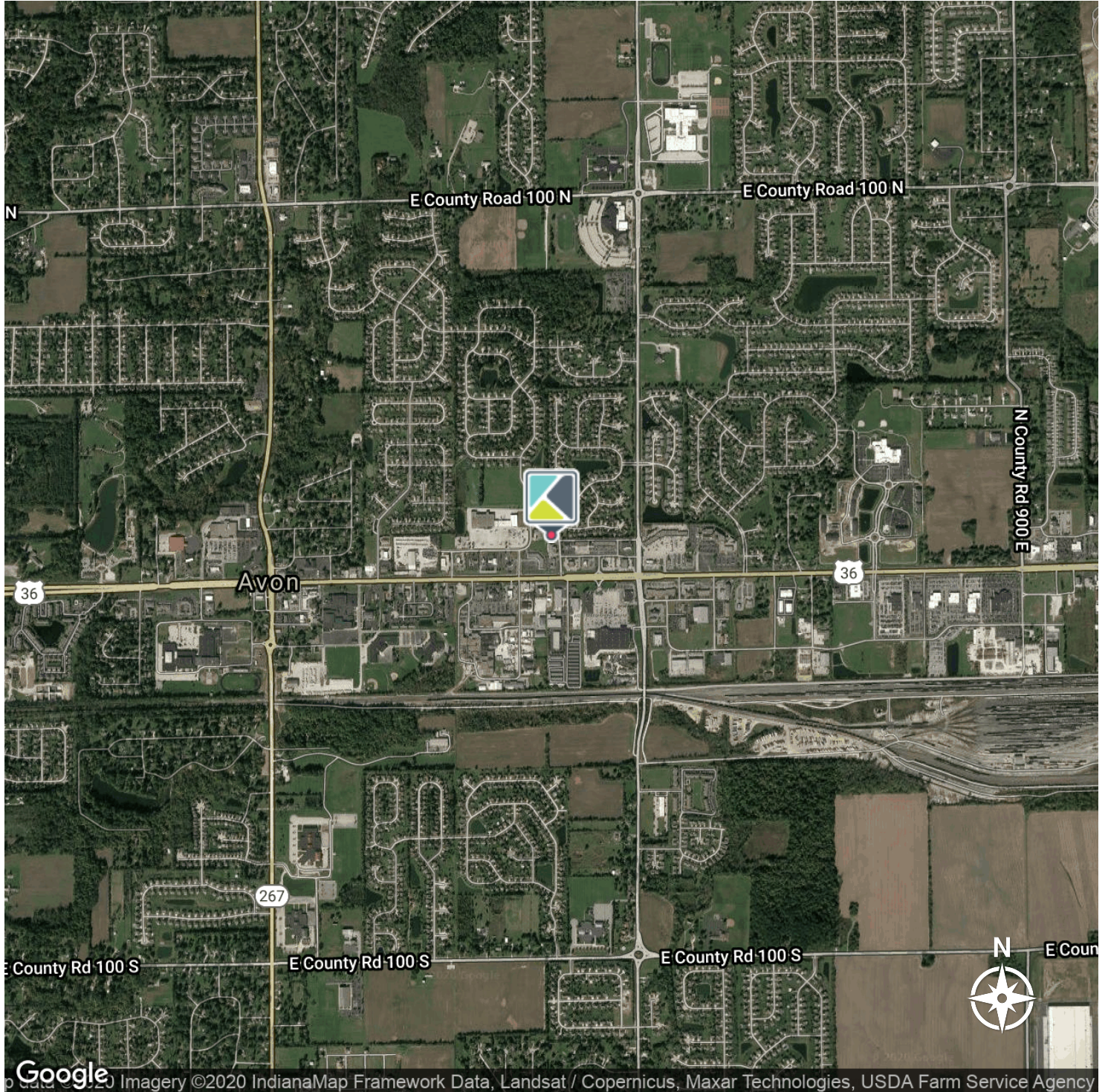
| Room Measurements                         |
|---|
| For Room Measurements, See the Floor Plan |





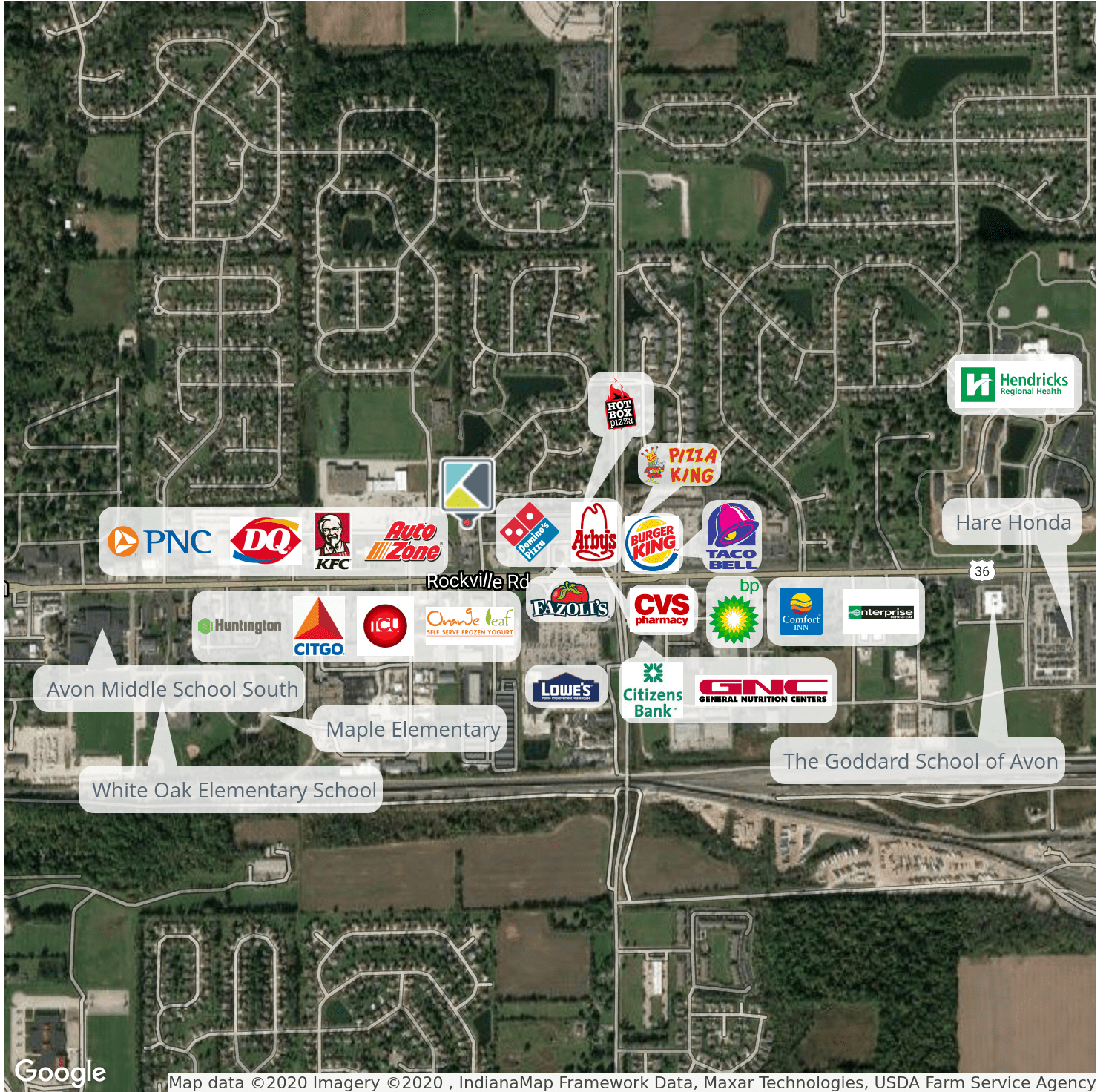
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[PHOTOGRAPHS - EXTERIOR](#)

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[PROPERTY CARDS & REPORTS](#)

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[AERIALS](#)

[PARCEL INFORMATION & MAPS](#)

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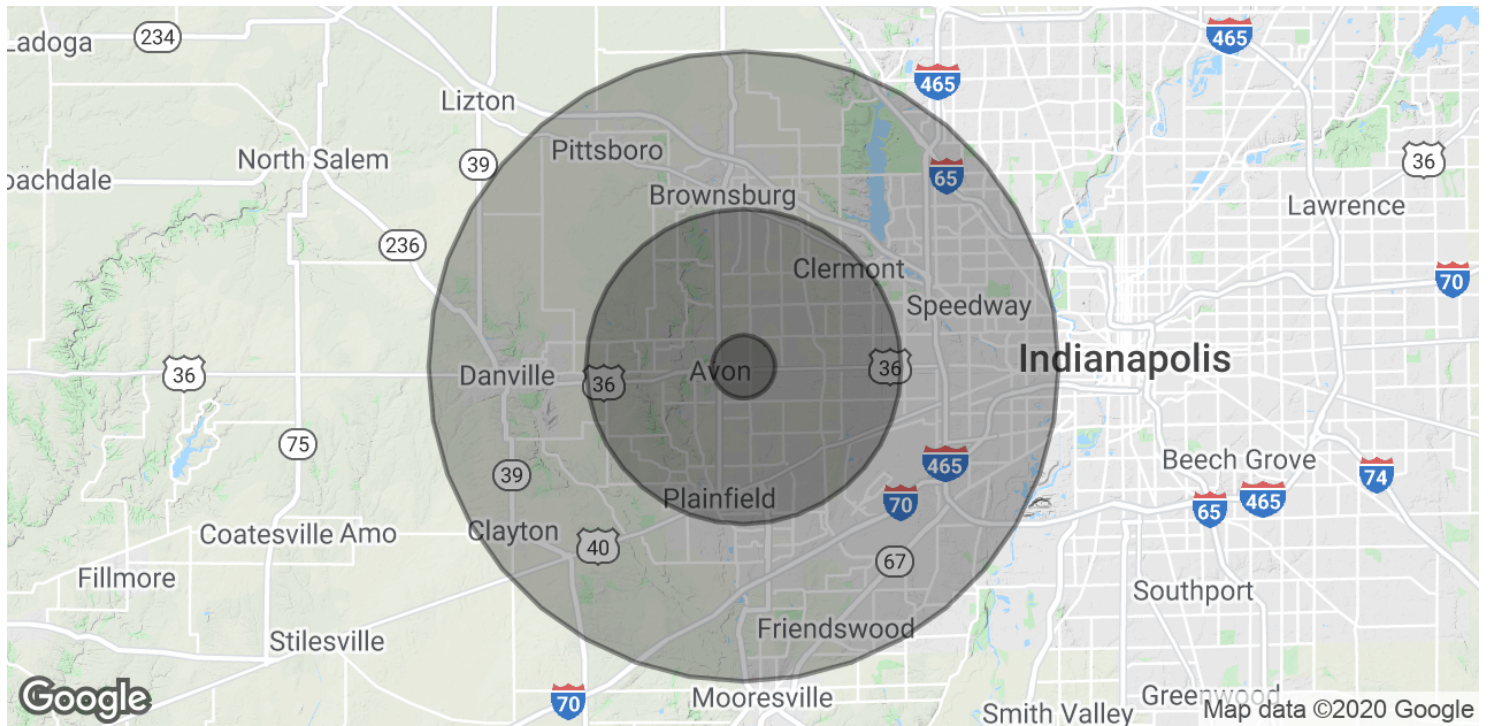
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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|---------------|----------------|-----------------|
| Total Population     | 3,399         | 92,665         | 306,596         |
| Average age          | 34.8          | 35.9           | 35.3            |
| Average age (Male)   | 34.3          | 35.0           | 34.1            |
| Average age (Female) | 35.1          | 37.1           | 36.6            |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total households               | 1,200         | 34,269         | 118,256         |
| # of persons per HH            | 2.8           | 2.7            | 2.6             |
| Average HH income              | \$81,330      | \$76,084       | \$67,499        |
| Average house value            | \$205,369     | \$188,847      | \$181,725       |

\* Demographic data derived from 2010 US Census

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## MITCH DONER

Vice President & Co-Director of Asset Resolutions

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Cell: 317.517.4555

IN #RB14048527

## PROFESSIONAL BACKGROUND

Mitch specializes in asset resolution services as well as representing buyers, sellers, tenants, and landlords within office, retail, industrial, and land brokerage. Prior to joining RESOURCE, Mitch was a commercial real estate broker at a regionally-focused asset disposition service provider for nearly five years. Mitch sold many types of commercial real estate for regionally- and nationally-associated secured creditors spanning eight states in the Midwest ranging from multi-tenant retail centers, industrial warehouse facilities, office buildings, multi-family developments, development ground, religious facilities, bowling alleys, car washes, filling stations, and drive-through liquor stores. Prior to that, he worked in residential escrow at a title company, managed an IT consulting company, as well as was a graphics design artist for a collector car auction company. Mitch attended university at Indiana-Purdue Fort Wayne and Indiana-Purdue Indianapolis. He possesses a Managing Broker's license in the State of Indiana and a Broker's license in the State of Illinois.

## MEMBERSHIPS

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